

***Minutes from the Planning Commission
Regular –February 13, 2003 meeting
7:00 p.m. – Town Hall of Nolensville Tennessee***

Chairman Frank Wilson called the meeting to order at 7:03 p.m. with the following additional members present: Rob Pease, Willis Wells, Rick Fisher, Bob Haines, Larry Gardner, Jeff Dobson, Larry Felts and Mayor Charles Knapper. The following staff members were present: Mike Delvizio, and Colette Meehan.

Citizens present were: None Noted.

Chairman Frank Wilson led the Pledge of Allegiance, after which Chairman Wilson expressed appreciation of the Board for the service of Rob Pease and Rick Fisher as Chair and Vice Chair.

Item III on the agenda, approval of January 9, 2003 minutes.

Motion to approve January's minutes made by Rick Fisher, second by Larry Felts, passed unanimously.

Item IV on the agenda, Citizen's comments

None

Item V on the agenda, New Business

A. Callaway Farms Sketch Plan

Presentation made by Colette Meehan, of general intent of the plan. Items of concern:

Placing of Cul-de-sacs

Connections to open space areas

Walkway system

Connections to already existing streets in the existing subdivision.

Open spaces vs. common area

These concerns were discussed. Mike Anderson stated that if sidewalks were not considered on both sides of the street

They could consider other options regarding the open space and trails. Size of backyards, rear and front-loading garages

Jeff Dobson stated that a buffer must be created on Creekside and Cowan Drive for the existing subdivision.

Mr. Anderson spoke of the type of trail system desired and it was felt that an Asphalt walkway, six (6) foot wide minimum system would be ideal.

Rick Fisher suggested that lots 180 – 189 be moved to the cul-de-sac at lot 145 may allow for a rather large open space area centrally located on the plat.

Final conclusions:

1. Road connections to Creekside and Cowan should remain.
2. Lots 254-255 be relocated to increase the buffer zone between the Rice and Brown properties along Creekside drive.
3. Lots 79-107 should be moved to create larger buffers around the lots; lots 60-75 should be moved to increase the common areas and buffer zones.
4. Trail area in the north wooded area-showing connections between the 3 cul-de-sacs.
5. Eliminate sidewalks on one side of streets with the provisions of a trail system throughout useable and wooded open space. (Developer will do a cost study on how much trail system vs sidewalks.)
Lots 180-189 to provide a green space community area with those lots being relocated throughout the site.

Applicant to incorporate these items into their plans and bring to next months meeting.

B. Nolensville Printing – Revised Site Plan

Motion made by Larry Gardner and second by Willis Wells for approval. Discussion:

1. Maximum number of cars allowed on lot – 30, parked on the gravel lot. (No vehicles to be parked in the grass area.)
2. All vehicles must be operational.
3. No work outside of area outlined on plan.
4. Fence extended back to cover the visibility of detail area behind the existing building.

Motion passed unanimously.

C. Zoning Ordinance Changes

Deferred to a later meeting.

D. Bond Report

Mike Delvezis reported that there were no bonds requiring action this month.

Item VI on the agenda, Old Business, (A) Sprinkler Ordinance

Discussion led by Mayor Knapper, outlining meetings held with Charles Strasser, Nolensville/College Grove Utility District and letters he had received from Chief Hughes regarding a cost analysis for installation of the sprinkler system vs purchasing more fire equipment and/or the hiring full time fire personnel. Chief Hughes answered questions from various members of PC in regards to maintenance cost and freezing of lines.

Mayor Knapper stated that if it were the "will" of the commission to take a vote regarding if they are for or against the Sprinkler System Ordinance. Motion made by Larry Felts, and Second by Larry Gardner, 3 – Members vote for the Sprinkler Ordinance (Felts, Gardner and Haines)

2 – Against the Sprinkler Ordinance (Wilson and Fisher)

4 – Abstain (Knapper, Wells, Pease and Dobson)

Item VI on the agenda, Old Business, (b) Open Burning Regulations

Copies were passed out for review of the commission.

Item VI on the agenda, Old Business, Public Hearing Date on Subdivision Regulations

Announcement made that the public hearing will be on March 13, 2003, and the final adoption on April 10, 2003.

Item VII on the agenda, Other Business

Chairman Wilson recommended that the current planning commission budget be cut from \$1500 by 33%, making the budget \$1000. It was stated that these funds were seldom used. Mike Delvizis stated that Aerial photography of Williamson County would be available soon by Floyd Heflin at a cost of \$500.

Motion made by Rob Pease to set PC budget at \$1000, second by Rick Fisher. Passed unanimously.

Agenda Item VIII on the agenda, Adjournment

Motion to adjourn made by _____ Second by _____
Motion passed unanimously.

Time of Adjournment – 9:02 p.m.

Minutes respectfully submitted by: Charles F. Knapper

Minutes approved (Date)

Bob Haines
Planning Commission Secretary

Date